

CASITAS

3333 Casitas Ave | Los Angeles, CA 90039

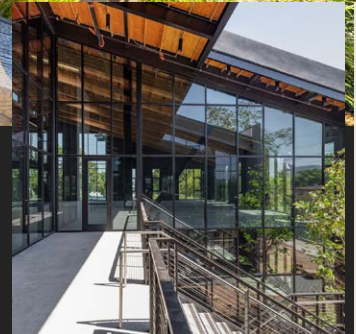


TEAM CONDON

alexa • amara • brittany • erica
kylie • mike • michael • pete
reid • scott • whitney • zoe

117,000 SF OF
INSPIRING POSSIBILITY

A Next-Gen Creative Office Campus Designed
for Innovation, Collaboration & Culture



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CASITAS

DESIGNED FOR BALANCE.

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Casitas is a curated oasis for Los Angeles' creative entrepreneurs. Blending adaptive reuse of a former windshield manufacturing facility with new, modern construction, the campus features light-filled spaces surrounded by lush greenery, with operable walls and outdoor amenities that seamlessly blur the lines between work and well-being.



117,000 SF AVAILABLE

NORTH CAMPUS: 37,901 SF

SOUTH CAMPUS: 79,172 SF

- Parking 3.5/1,000 SF via brand new parking structure & covered surface lot
- Electric vehicle charging stations
- High volume floor plans with ceiling heights up to 31'
- Multiple private patios
- Brand new building systems throughout
- Dog friendly environment



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A RETREAT FROM THE CITY.

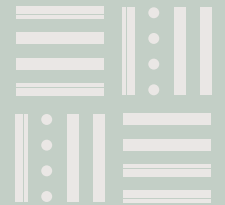
CASITAS

A collection of 10 unique buildings designed to nurture balance and a renewed sense of well-being, Casitas offers tenants room to breathe and the inspiration for creativity to thrive. Drawing from the site's original architecture, each private entrance opens into spacious, light-filled work environments that feel calm, open and connected.



A COZY EXTENSION OF YOUR OFFICE.

Nestled on a tree-lined street within Atwater Village, Casitas offers a serene escape from the fast pace of city life.



Indoor & Outdoor Workspaces

Each tenant space boasts a private patio with operable doors that open to create an indoor, outdoor environment filled with crawling vines, shade trees and lush landscaping.



Private Gardens

Multiple gardens offer private and functional spaces for casual gatherings and meetings.



CASITAS

Sol Terrace

A shaded space built for the Casitas community, outfitted for on-site amenities including café, restaurants and outdoor events.

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NORTH CAMPUS: 37,901 SF

A newly constructed, open-air three-story office building featuring exposed steel structure and warm wood ceilings.



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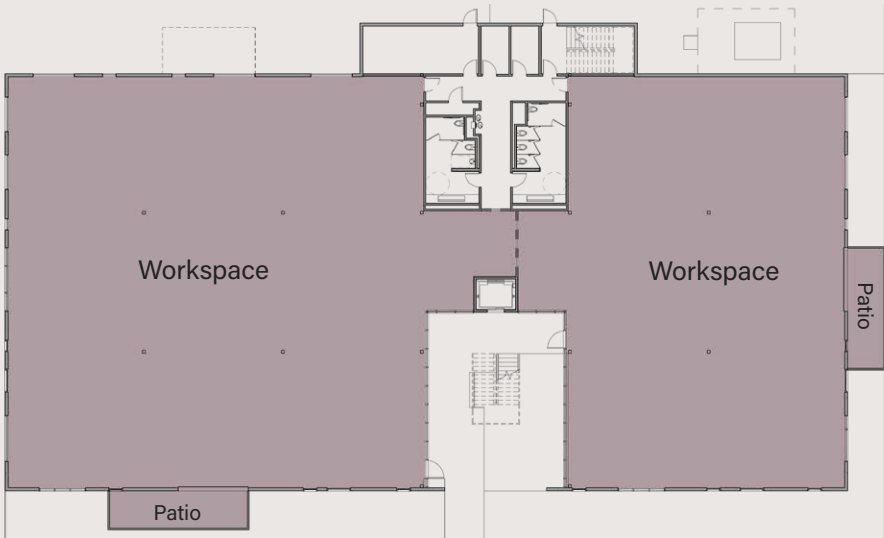
HIGHLIGHTS:

- Two private tenant patios with room for a third
- Unique pitched roof and custom concrete exterior paneling system
- Thoughtfully designed exterior landscaping and lighting
- Abundant natural light with expansive windows and skylights
- High volume spaces ranging from 13'-6" to 31'-0"

North Campus Floor Plans - 37,901 SF

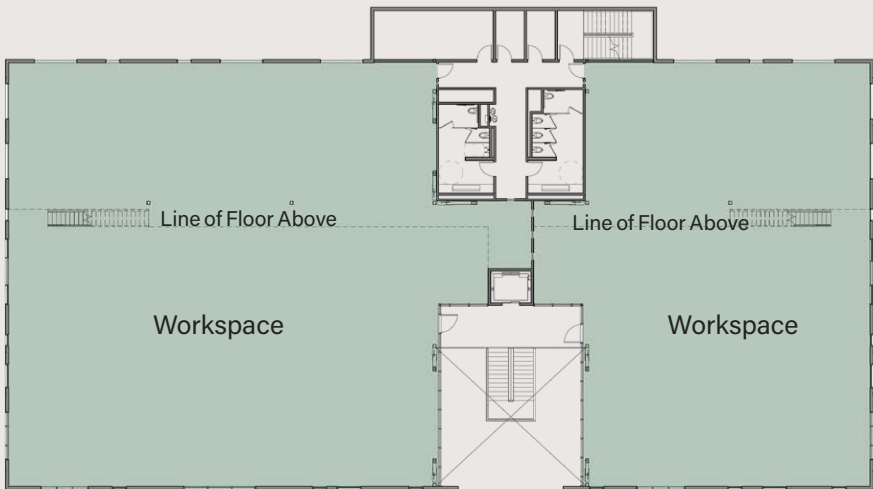
LEVEL 1

Workspace: 15,351 SF | Patio: 633 SF



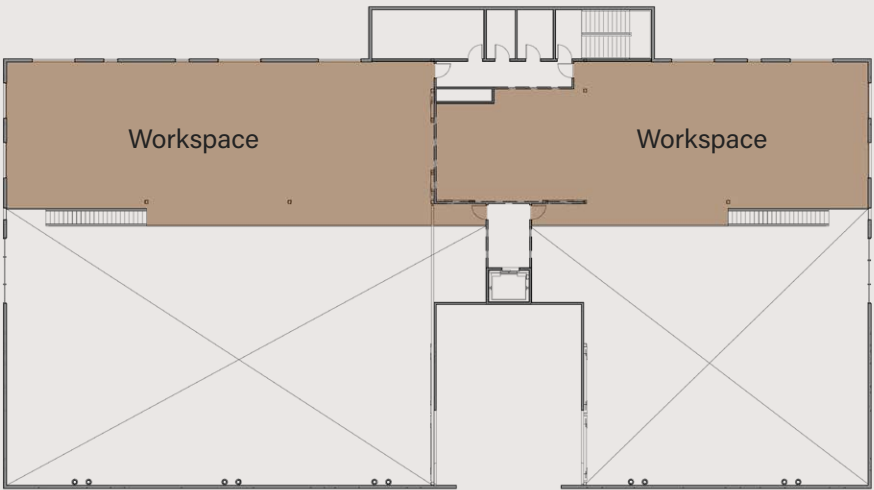
LEVEL 2

Workspace: 15,619 SF

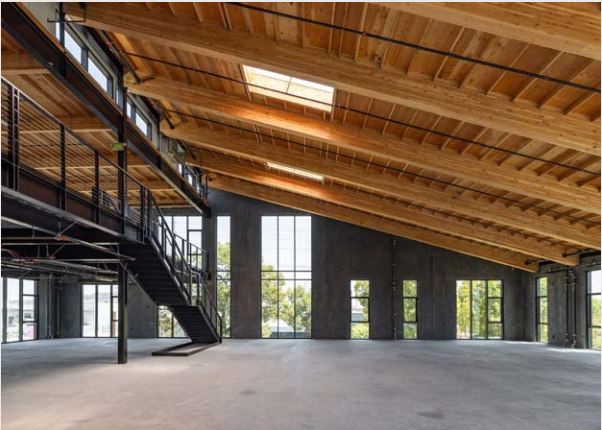
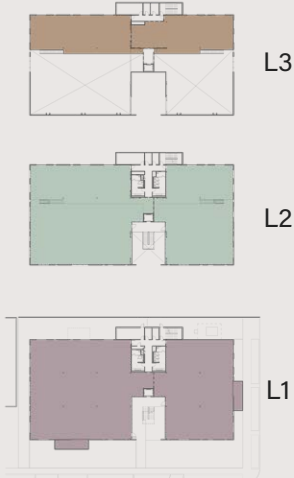


LEVEL 3

Workspace: 6,297 SF



North Campus Key

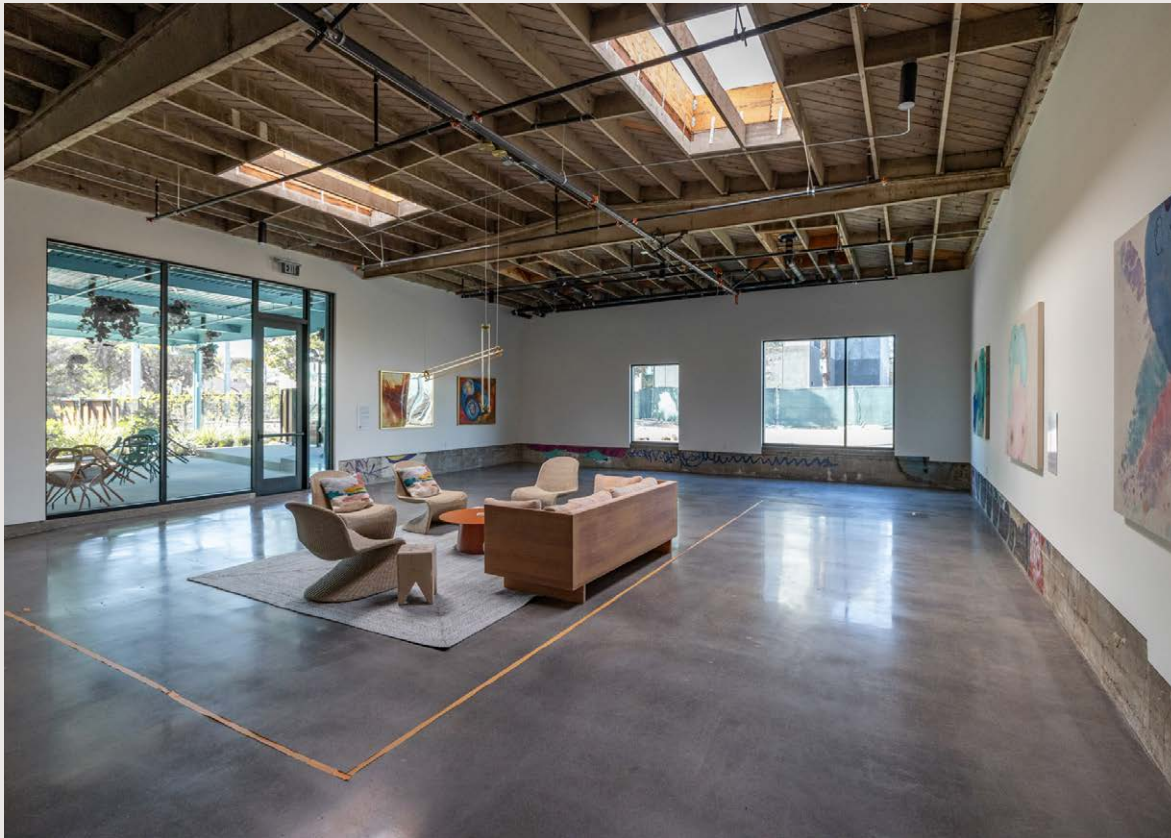


SOUTH CAMPUS: 79,172 SF

The revitalized South Campus office offers flexible and high-volume floor plans with an outdoor park and amenity area.



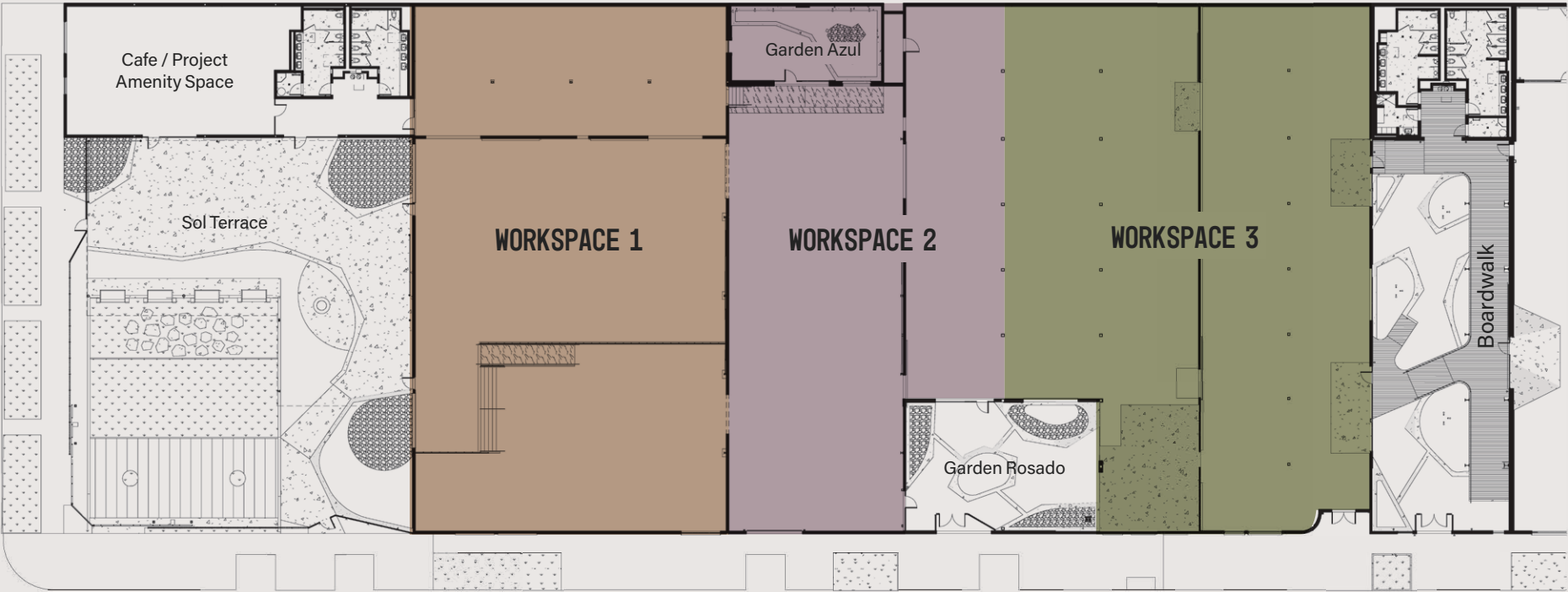
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ARCHITECTURAL UPGRADES:

- Outdoor spaces with glass roll-up doors and operable windows
- New roofs, skylights and expanded industrial style glass and metal window systems
- Modern and textured concrete wall treatment with sandblasted wood ceilings
- Original industrial doors, hardware and artifacts
- Refinished concrete floors

South Campus Floor Plans - 79,172 SF



WORKSPACE 1:	12,544 SF CLEAR HEIGHT: 15-20'
WORKSPACE 2:	11,018 SF CLEAR HEIGHT: 17-20'
WORKSPACE 3:	14,699 SF CLEAR HEIGHT: 12-20'





WORKSPACE 1



WORKSPACE 2



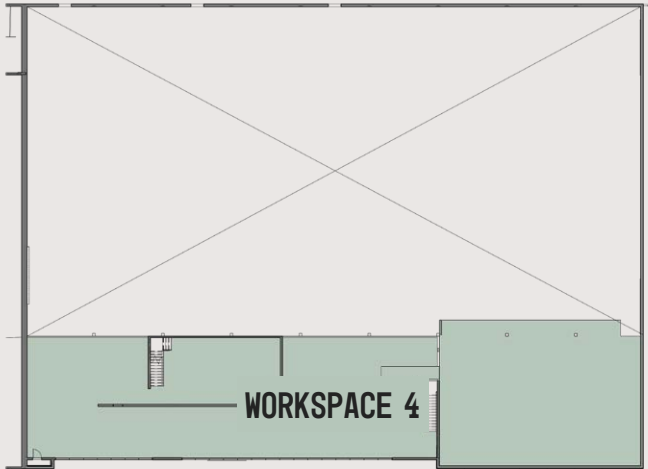
GARDEN ROSADO



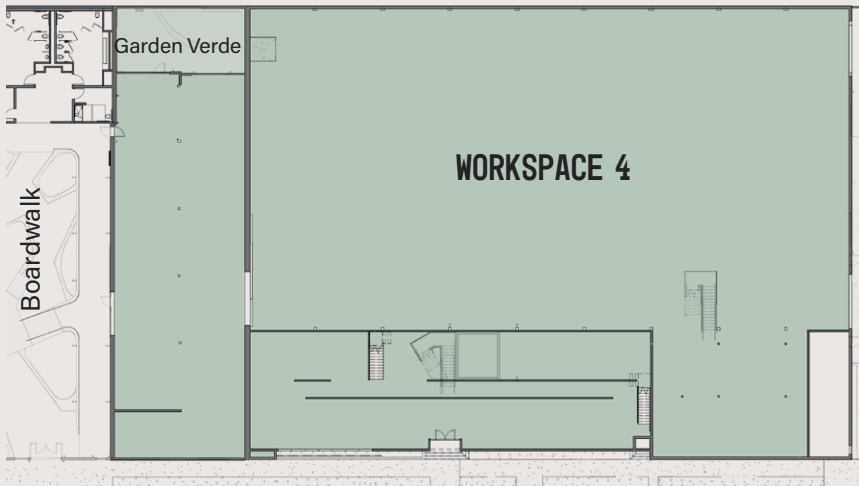
WORKSPACE 3 + GARDEN ROSADO

South Campus Floor Plans

Level 2



Level 1



WORKSPACE 4:

TOTAL: 40,913 RSF
CLEAR HEIGHT: 17-24'
LEVEL 1: 32,694 RSF
GARDEN VERDE: 729 RSF
LEVEL 2: 7,490 RSF



Test Fits – South Campus



CREATIVE OFFICE USER A
18,205 SF

PARTIAL WORKSPACE 2 + WORKSPACE 3

Private Office – 21
Workstation – 72
Open Work Desk – 16
Conference/Meeting Room – 5



CREATIVE OFFICE USER B
20,056 SF

WORKSPACE 1 + PARTIAL WORKSPACE 2

Private office – 52
Workstations – 99
Conference/Meeting Room – 6
Phone Booths – 7

Test Fits – South Campus



BIOTECH USER C
40,913 SF

WORKSPACE 4

WHERE GOOD VIBES MEET GREAT FLAVOR.

Atwater Village is one of Los Angeles' most eclectic neighborhoods, where tree-lined streets and vibrant murals create a vibe that's effortlessly cool yet buzzing with energy. With craft coffee shops, farm-to-table eateries, small-batch breweries, and funky gastropubs, this district is the perfect mix of nostalgic charm and urban buzz.

1 LOS FELIZ BLVD

Los Feliz Café
Chick-fil-A
Morrison at Atwater Village

2 GLENDALE BLVD

Black Elephant Coffee
Holy Basil
Hail Mary Pizza
The Tam O'Shanter Inn
Tacos Villa Corona
Bar Sinizki
Momed
Wanderlust Creamery
Starbucks
Bon Vivant Market & Café
Dune
Blu Jam Café
Spina
Baracoa Cuban Cafe
El Buen Gusto Restaurant
Proof Bakery
HomeState
All'Acqua
Viet Noodle Bar

3 CASITAS AVE

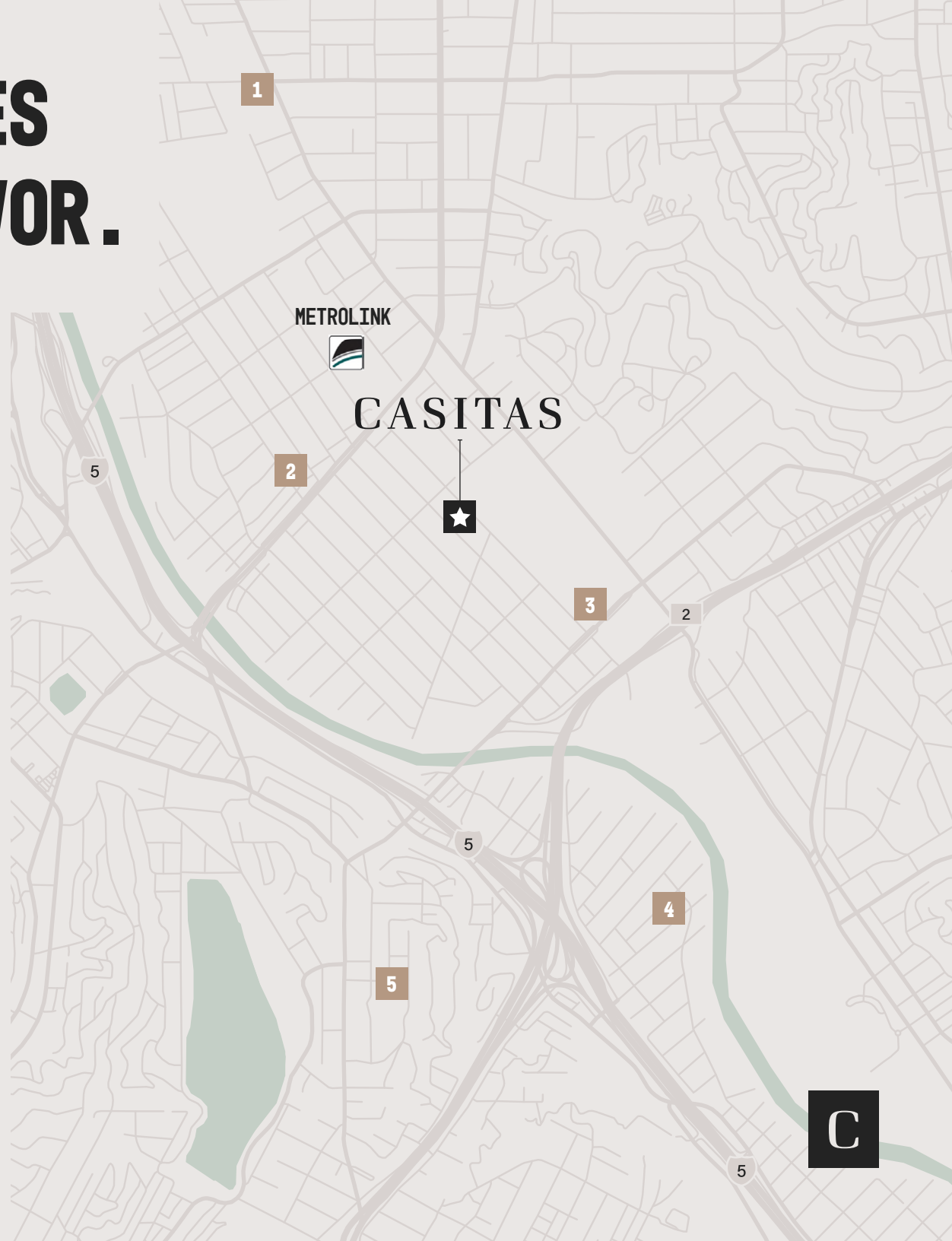
Momed

4 SILVERLAKE / LOS FELIZ

Whole Foods
Trader Joe's
Burgers Never Say Die
Pine & Crane
Forage
Night + Market Song
Barbrix Restaurant & Wine Bar

5 FROGTOWN

Salazar
LA Colombe
Spoke
10 Speed Coffee
Frogtown Brewery
Wax Paper



LINKED TO LOS ANGELES

Casitas sits in the heart of Atwater Village, one of NELA's most beloved neighborhoods, minutes from the energy of Los Feliz, Hollywood and Burbank. With quick access to I-5, SR-2, CA-110, and US-101 the rest of LA is always within easy reach.

Neighborhoods:

15 MINS

HOLLYWOOD

10 MINS

DTLA, BURBANK, HIGHLAND PARK

5 MINS

LOS FELIZ / SILVER LAKE

2 MINS

FROGTOWN



CASITAS

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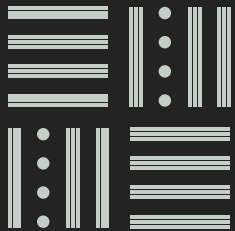
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SteelWave is a privately held full-service creative life science, creative office and industrial real estate management, operating company and investment management firm. We create spaces focused on elevated and exceptional user experiences achieved through unparalleled design and detailed execution that conjure creativity, flexibility and invigorate collaboration.



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